

# Proponents tout benefits of Specialized Code at public forum

(continued from page 1)

Massachusetts and Craig Altemose of GreenerU.

If passed by town meeting voters, the Specialized Code would take effect in Canton on Jan. 1, 2027. The proposal recently received a 3-2 negative recommendation from the Select Board, with those opposing adoption of the code citing a need for more information as well as concerns about its impact on the business community and new development.

The proposed article, an extension of the Stretch Code that was approved by town meeting voters in 2017, offers a set of energy standards for new construction that emphasizes energy efficiency, electrification, and solar energy. It would also unlock the

opportunity for Canton to apply for up to \$1.5 million in energy-related grants.

According to SCAP Chair Tom Birmingham and fellow committee member Jen Wexler, the Specialized Code covers wiring for electrification and passive standards for large multi-unit housing and would increase energy efficiency in new buildings; protect consumers by enhancing energy affordability; and prevent costly future electrical retrofits. Fifty-seven Massachusetts communities have adopted the code to date, including the neighboring towns of Sharon, Norwood, and Dedham.

Proponents of the measure noted during Tuesday's presentation that the new Galvin Middle School is

being built to Specialized Code standards, which will unlock \$6 million in future Mass. School Building Authority (MSBA) grant incentives to help recoup construction costs. The move is expected to reduce annual operating and maintenance costs by \$180,000, with payback for incremental costs in three to four years.

The biggest impacts under the new Specialized Code will apply to mixed-fuel new homes and multi-unit dwellings over 12,000 square feet. While any new, all-electric

homes would have no additional requirements, for mixed-fuel new homes under 4,000 square feet, there would be requirements for future electrification and some additional solar panels. For mixed-fuel new homes over 4,000 square feet, there would be requirements for future electrification and adding enough solar panels to offset all of the home's energy use.

Multi-family units over 12,000 feet can either be all-electric or mixed fuel, but they must pass passive house standards, which are rigorous

controls of air, heat, and moisture through air-tight ventilation. Any new mixed-fuel commercial buildings, schools or municipal buildings would also require wiring for future electrification and the addition of some solar panels.

Proponents said construction costs for new buildings would increase by an average of 2.2 percent, but some of those costs could potentially be offset through Mass Save incentives and/or low-income housing tax credits.

During the forum, both Cunningham and Altemose cited statistics showing that communities with the Specialized Code have added new housing 17 percent faster than communities with the Stretch Code. According to proponents,

these communities have also seen a 25 percent increase in the number of units added and a 14 percent increase in units permitted in the year after implementation.

Altemose said another incentive for opting in to the Specialized Code is that gas prices are expected to escalate in the coming decade while electrical prices are projected to remain stable.

For more information on Article 33 at the upcoming Annual Town Meeting, visit [town.canton.ma.us/1126/Specialized-Code---Warrant-Article-33](http://town.canton.ma.us/1126/Specialized-Code---Warrant-Article-33). To learn more about the different types of building codes in Massachusetts, visit [mass.gov/info-details/building-energy-code](http://mass.gov/info-details/building-energy-code).



## Legal Notices

### TOWN OF CANTON ZONING BOARD OF APPEALS

On Petition of Signs by Tomorrow/Kristine Fringer; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws to install a new 72" H x 48" W free-standing sign on property in a Single Residence 'AA' District located at 1060 Randolph Street, Canton, Massachusetts (Map/Lot 106\_020).

A Public Hearing will be held on Thursday, April 9, 2026 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals  
Gregory L. Pando  
Chairman  
11-26-SP-V

### TOWN OF CANTON ZONING BOARD OF APPEALS

On Petition of REM Central, LLC/Chrisanne Craven; Modification of Site Plan Approval, Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws for reduced parking and to add approximately 46 square feet for a second drive thru lane and window, to install a 154 square foot walk-in cooler eliminating one existing parking space, and to install a second wall sign on the building on property in an Industrial District and a Parkland, Recreation, and Open Space District located at 600 Neponset Street, Canton, Massachusetts (Map/Lot 016\_001).

A Public Hearing will be held on Thursday, April 9, 2026 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals  
Gregory L. Pando  
Chairman  
10-26-SPA-SP-V

### COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

Docket Number: 26 SM 000889  
ORDER OF NOTICE  
Date Filed: 03/17/2026

TO: Peter J. Kessel and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq) US Bank National Association, not in its individual capacity but solely as Trustee for RMAC Trust, Series 2016-CTT claiming to have an interest in a Mortgage covering real property in Canton, 23 Standish Drive, given by Peter J. Kessel to Option One Mortgage Corporation, dated July 25, 2001, and recorded with the Norfolk County Registry of

### (SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

26 SM 000900  
ORDER OF NOTICE

TO:  
Lin T. Nguyen

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

loanDepot.com, LLC

claiming to have an interest in a Mortgage covering real property in Canton, numbered 510 Randolph Street, given by Lin T. Nguyen to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for loanDepot.com, LLC, dated September 26, 2016, and recorded at Norfolk County Registry of Deeds in Book 34527, Page 155, and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before May 4, 2026 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on March 18, 2026.

Attest:  
Deborah J. Patterson  
Recorder

Deeds in Book 15328, Page 148, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 05/04/2026 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act. Witness, Gordon H. Piper, Chief Justice of this Court on 3/17/2026. Attest: Deborah J. Patterson, Recorder.

### TOWN OF CANTON - PUBLIC HEARING LEGAL NOTICE

Notice is hereby given, that the Canton Select Board will hold a Public Hearing beginning on or after approximately 7:15 PM, on Tuesday, April 14, 2026 in the Salah Meeting Room, located on the second floor of 801 Washington Street, Canton, MA.

The purpose of this hearing is to obtain public input and hear

### Commonwealth of Massachusetts The Trial Court Probate and Family Court

Docket No. NO26P0324EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781)830-1200

Estate of: Audrey Ann Fleming  
Also known as: Audrey Ann Fleming-Doris  
Date of Death: 01/16/2026

To all interested persons:  
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by John P. Logan of Canton, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: John P. Logan of Canton, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a

### Commonwealth of Massachusetts The Trial Court Probate and Family Court

Docket No. NO25P1524EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781)830-1200

Estate of: Julia V. Miller  
Also known as: Julia Virginia Miller, Julie Diehl  
Date of Death: 09/08/2024

To all interested persons:  
A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by William D. Miller of Worcester, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: William D Miller of Worcester, MA be appointed as Personal Representative(s) of said estate to serve on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you

the recommendations of the Water Sewer Rate Policy Committee and their consultant, relative to new water and sewer rates and rate structure with implementation date proposed for the bills issued in Fiscal Year 2027, i.e., as of July 1, 2026.

Public is urged to attend and participate or send written comments to the above address or via email at: [bos@town.canton.ma.us](mailto:bos@town.canton.ma.us)

Mr. Christopher M. Albert, Clerk  
Canton Select Board

written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/25/2026.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.  
Date: February 17, 2026  
Colleen M. Brierley  
Register of Probate

or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 04/08/2026.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.  
Date: March 23, 2026  
Colleen M. Brierley  
Register of Probate

### Commonwealth of Massachusetts The Trial Court Probate and Family Court

Docket No. NO26P0525EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781)830-1200

Estate of: Shayne Matthew Cabino  
Date of Death: 10/06/2005

To all interested persons:  
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by William J. Cabino of Canton, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: William J. Cabino of Canton, MA be appointed as Personal Representative(s) of said estate to serve With Corporate Surety on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a

### Commonwealth of Massachusetts The Trial Court Probate and Family Court

Docket No. NO26P0629EA  
CITATION ON PETITION FOR FORMAL ADJUDICATION

Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781)830-1200

Estate of: Kathleen A. Gibson  
Date of Death: 12/29/2025

To all interested persons:  
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Marybeth Santos of Canton, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Marybeth Santos of Canton, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written

### Commonwealth of Massachusetts The Trial Court Probate and Family Court

Docket No. NO26P0633EA  
INFORMAL PROBATE PUBLICATION NOTICE

Norfolk Division  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200

Estate of: Mark Alan Hines  
Date of Death: August 16, 2025

To all persons interested in the above captioned estate, by Petition of Petitioner SueAnn C Hines of Randolph, MA  
The estate is being administered under informal procedure by the

written appearance and objection at this Court before: 10:00 a.m. on the return day of 04/15/2026.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.  
Date: March 13, 2026  
Colleen M. Brierley  
Register of Probate

appearance and objection at this Court before: 10:00 a.m. on the return day of 04/22/2026.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.  
Date: March 17, 2026  
Colleen M. Brierley  
Register of Probate

Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

**SEND YOUR LEGAL NOTICES TO:**  
**SUBMISSIONS@THECANTONCITIZEN.COM**